

PT OR 1773/1030
(EX OR 2257/1339 &
EX R/W IN OR 442/666)

MIZELL-HODGES LLC
45460 HODGES RD
CALLAHAN, FL 32011

2023

47-2N-25-0000-0011-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 06 BD/BATTEN 100										0303 04 5,000 76.2215 85.18 425,900 2014 2014 0 0 0 6.00 94.00										Tax Group: 6 Tax Dist: 580,764									
Roof Structur 01 MINIMUM 100										1 CLUB HOUSE - 0% - 0 Heated Area: 5000 HX Base Yr										BUILDING MARKET VALUE 99,041									
Roof Cover 06 CUST PANEL 80																				TOTAL MARKET OB/XF VALUE 204,000									
Interior Wall 05 DRYWALL 20																				TOTAL LAND VALUE - MARKET 720,565									
Interior Wall 03 CONC FINSH 80																				TOTAL MARKET VALUE 163,805									
Interior Floo 11 CLAY TILE 20																				SOH/AGL Deduction 556,760									
Interior Floo 02 F.NOT SUS 100																				ASSESSED VALUE 0									
Ceiling 03 CENTRAL 100																				TOTAL EXEMPTION VALUE 556,760									
Air Condition 04 AIR DUCTED 100																				BASE TAXABLE VALUE 883,805									
Heating Type 7 100																				TOTAL JUST VALUE 0									
Fixtures 02 WOOD FRAME 100																				NCON VALUE INCOME VALUE									
Frame 10 100																				PREVIOUS YEAR MKT VALUE 469,091									
Story Height 4 100																													
RMS 1. 1. 100																													
Units 0 100																													
Occupancy 00 NONE 100																													
Quality 02 Quality Level 02																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM MKT AREA 08																													
NEIGHBORHOOD/LOC 8026.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 5,000 100 5,000 400,346																													
TOTALS 5,000 5,000 400,346																													
EXTRA FEATURES										45460 HODGES RD, CALLAHAN																			
L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES										BLD DATE 12/19/2014 DJPF LGL DATE 05/19/2023 MLU																			
3 0940 SHEDS/PORT 0 0 20 20 400.00 SF 30.00 30.00 100 2014 2014 3 70 8,400																													
4 1242 WD DECK A 0 0 6 10 60.00 SF 10.00 10.00 100 2014 2014 3 70 420																													
5 1242 WD DECK A 0 0 8 8 64.00 SF 10.00 10.00 100 2014 2014 3 70 448																													
6 1242 WD DECK A 0 0 12 20 240.00 SF 10.00 10.00 100 2013 2013 3 65 1,560																													
7 0402 CONC BUMPE 0 0 0 0 2.00 UT 25.00 25.00 100 2014 2014 3 97 49																													
8 0812 CONCRETE C 0 0 0 0 1,116.00 SF 4.00 4.00 100 2014 2014 3 95 4,241																													
9 0819 CONC 12" 0 0 15 15 225.00 SF 9.50 9.50 100 2014 2014 3 95 2,031																													
10 0858 SCULP CONC 0 0 0 0 3,213.00 SF 13.00 13.00 100 2014 2014 3 99 41,351																													
11 1134 LANDSCP BL 0 0 28 2 56.00 SF 3.00 3.00 100 2014 2014 3 99 166																													
12 0858 SCULP CONC 0 0 17 34 578.00 SF 13.00 13.00 100 2014 2014 3 99 7,439																													
LAND DESCRIPTION										TOTAL OB/XF 66,105																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 006005 A PAST/GRAZE 0 OR 0.00 0.00 9.00 AC 1.00 1.00 1.00 440.00 440.00 3,960																													
2 005010 A SVCE ACRGE 0 0.00 0.00 3.60 AC 1.00 1.00 1.00 500.00 500.00 1,800																													
3 005030 A AG TOURISM 0 0.00 0.00 1.00 AC 1.00 1.00 1.00 35,000.00 35,000.00 35,000																													
4 009910 M MKT. VAL. AG 0 0.00 0.00 13.60 AC 1.00 1.00 1.00 15,000.00 15,000.00 204,000																													
REVIEW DATE 06/01/2022 BY TWHS										Total Acres: 13.60 Total Land Value: 40,760										Market: 204,000 Agricultural: 40,760 Common: 0 PRINTED 08/02/2023 BY SYS									

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